

NOTICE OF FORECLOSURE SALE

March 8, 2024

Deed of Trust ("Deed of Trust"):

Dated: November 30, 2021

Grantor: Le Realty Investment, LLC

Trustee: Richard Bresler

Lender: Katy Capital Investments, LLC (\$79,500.00) with an undivided interest of 25.645%, Yan Wang (\$70,000.00) with an undivided interest of 22.581%, Jose Jaua (\$70,000.00) with an undivided interest of 22.581%, Headway Ventures, LLC (\$40,000.00) with an undivided interest of 12.903%, Quest Trust Company FBO Drgham Haddad IRA #3263411 (\$33,000.00) with an undivided interest of 10.645%, and Quest Trust Company FBO Susanne Haddad IRA #3263321 (\$17,500.00) with an undivided interest of 5.645%

Recorded in: Instrument No. 2021087331 of the Official Public Records of Galveston County, Texas

Legal Description: The Surface only of Lot 1063 of NEW BAYOU VISTA ADDITION NO. EIGHT (8), a subdivision located in Galveston County, Texas, according to the Map or Plat thereof, recorded in Volume 1616, Page 179, of the Map Records in the Office of the County Clerk of Galveston County, Texas.

Commonly known as 1063 Redfish Dr., Bayou Vista, Texas 77563

Secures: Commercial Real Estate Note ("Note") in the original principal amount of \$310,000.00, executed by Le Realty Investment, LLC ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Modifications and Renewals: As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed, and/or extended.

Substitute Trustee: Sandy Dasigenis, Jeff Leva, Steve Leva or David Garvin

Substitute Trustee's Address: c/o Foreclosure Services, LLC
8101 Boat Club Rd., Suite 320
Fort Worth, Texas, 76179

Foreclosure Sale:

- Date:** Tuesday, April 2, 2024
- Time:** The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.
- Place:** Outside of the West entrance to the Galveston County Courthouse, at 722 Moody, Galveston, Texas, or if the preceding area is no longer the designated area at the area most recently designated by the county commissioner's court.
- Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

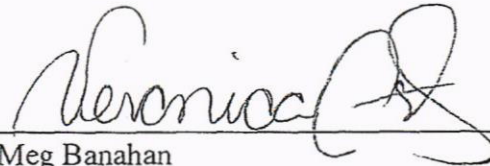
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



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Attorney for Lender



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8101 Boat Club Road, Suite 320
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FILED

Instrument Number: *FILED2024000320*

Filing Fee: 2.00

Number Of Pages: 4

Filing Date: 03/11/2024 12:04PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*